



Rizzetta & Company

# **Eagle Pointe Community Development District**

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**Financial Statements  
(Unaudited)**

**January 31, 2024**

**Prepared by: Rizzetta & Company, Inc.**

**eaglepointecdd.org  
rizzetta.com**

**Eagle Pointe Community Development District**

Balance Sheet

As of 01/31/2024

(In Whole Numbers)

	General Fund	Debt Service Fund	Capital Project Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
<b>Assets</b>						
Cash In Bank	392,510	50,094	0	442,603	0	0
Investments	0	576,648	107	576,756	0	0
Accounts Receivable	93,851	75,119	0	168,970	0	0
Fixed Assets	0	0	0	0	9,856,698	0
Amount Available in Debt Service	0	0	0	0	0	701,861
Amount To Be Provided Debt Service	0	0	0	0	0	6,858,139
<b>Total Assets</b>	<b>486,361</b>	<b>701,861</b>	<b>107</b>	<b>1,188,329</b>	<b>9,856,698</b>	<b>7,560,000</b>
<b>Liabilities</b>						
Accounts Payable	9,881	0	0	9,881	0	0
Accrued Expenses	1,760	0	0	1,760	0	0
Other Current Liabilities	72	0	0	72	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	7,560,000
Deposits Payable	450	0	0	450	0	0
<b>Total Liabilities</b>	<b>12,163</b>	<b>0</b>	<b>0</b>	<b>12,163</b>	<b>0</b>	<b>7,560,000</b>
<b>Fund Equity &amp; Other Credits</b>						
Beginning Fund Balance	102,933	397,742	5,702	506,377	0	0
Investment In General Fixed Assets	0	0	0	0	9,856,698	0
Net Change in Fund Balance	371,264	304,119	(5,595)	669,788	0	0
<b>Total Fund Equity &amp; Other Credits</b>	<b>474,197</b>	<b>701,861</b>	<b>107</b>	<b>1,176,165</b>	<b>9,856,698</b>	<b>0</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>486,361</b>	<b>701,861</b>	<b>107</b>	<b>1,188,329</b>	<b>9,856,698</b>	<b>7,560,000</b>

See Notes to Unaudited Financial Statements

**Eagle Pointe Community Development District**

## Statement of Revenues and Expenditures

As of 01/31/2024

(In Whole Numbers)

	Year Ending 09/30/2024	Through 01/31/2024	Year To Date 01/31/2024	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
<b>Revenues</b>				
Special Assessments				
Off Roll	56,825	56,825	58,403	(1,578)
Tax Roll	568,244	568,244	570,985	(2,741)
Other Misc. Revenues				
Clubhouse Rentals	0	0	467	(467)
<b>Total Revenues</b>	<b>625,069</b>	<b>625,069</b>	<b>629,855</b>	<b>(4,786)</b>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	3,800	1,267	800	466
<b>Total Legislative</b>	<b>3,800</b>	<b>1,267</b>	<b>800</b>	<b>466</b>
Financial & Administrative				
Accounting Services	20,049	6,683	6,683	0
Administrative Services	5,012	1,671	1,671	0
Arbitrage Rebate Calculation	900	0	0	0
Assessment Roll	5,569	5,569	5,569	0
Auditing Services	4,100	0	0	0
Bank Fees	0	0	56	(55)
Disclosure Report	5,000	5,000	5,000	0
District Engineer	8,000	2,667	0	2,666
District Management	22,388	7,462	7,463	0
Dues, Licenses & Fees	1,550	634	175	459
Financial & Revenue Collections	4,010	1,336	1,337	0
Legal Advertising	2,000	667	0	666
Public Officials Liability Insurance	2,794	2,794	2,629	165
Trustees Fees	3,500	3,500	3,438	63
Website Hosting, Maintenance, Backup & E	2,738	913	1,168	(257)
<b>Total Financial &amp; Administrative</b>	<b>87,610</b>	<b>38,895</b>	<b>35,188</b>	<b>3,708</b>
Legal Counsel				
District Counsel	15,000	5,000	5,801	(802)
<b>Total Legal Counsel</b>	<b>15,000</b>	<b>5,000</b>	<b>5,801</b>	<b>(802)</b>
Electric Utility Services				
Utility - Street Lights	35,000	11,667	16,099	(4,432)
Utility Services	40,000	13,333	7,995	5,339
<b>Total Electric Utility Services</b>	<b>75,000</b>	<b>25,000</b>	<b>24,094</b>	<b>907</b>
Water-Sewer Combination Services				
Utility Services	15,000	5,000	3,497	1,503

See Notes to Unaudited Financial Statements

**Eagle Pointe Community Development District**

## Statement of Revenues and Expenditures

As of 01/31/2024

(In Whole Numbers)

	Year Ending 09/30/2024	Through 01/31/2024	Year To Date 01/31/2024	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Total Water-Sewer Combination Services	15,000	5,000	3,497	1,503
Stormwater Control				
Aquatic Maintenance	25,000	8,333	10,850	(2,517)
Fountain Service Repair & Maintenance	3,000	1,000	0	1,000
Midge Fly Treatments	30,000	10,000	1,090	8,910
Wetland Monitoring & Maintenance	17,940	5,980	5,190	790
Total Stormwater Control	75,940	25,313	17,130	8,183
Other Physical Environment				
General Liability Insurance	3,416	3,416	3,214	202
Holiday Decorations	10,000	3,333	5,778	(2,444)
Irrigation Maintenance & Repair	10,000	3,334	5,101	(1,768)
Landscape Inspection Services	8,400	2,800	2,800	0
Landscape Maintenance	91,356	30,452	65,942	(35,491)
Ornamental Lighting & Maintenance	1,000	333	1,000	(666)
Property Insurance	38,727	38,727	36,177	2,550
Total Other Physical Environment	162,899	82,395	120,012	(37,617)
Parks & Recreation				
Access Control Maintenance & Repair	5,000	1,667	1,345	322
Clubhouse Facility Janitorial Supplies	5,000	1,667	296	1,371
Clubhouse Janitorial Services	22,000	7,333	6,492	841
Computer Support, Maintenance & Repair	1,500	500	295	205
Employee - Mileage Reimbursement	350	117	462	(346)
Landscape & Irrigation Maintenance	39,600	13,200	0	13,200
Maintenance & Repairs	15,000	5,000	9,346	(4,345)
Management Contract	46,295	15,432	16,296	(865)
Office Supplies	5,000	1,666	1,218	448
Pest Control	2,500	834	796	38
Pest Control & Termite Bond	750	250	0	250
Playground Equipment & Maintenance	3,500	1,167	0	1,167
Pool Furniture Replacement	5,000	1,666	0	1,666
Pool Permits	375	0	0	0
Pool Repair & Maintenance	2,000	667	0	667
Pool Service Contract	13,200	4,400	4,400	0
Security & Fire Monitoring Services	750	250	0	250
Security System	6,000	2,000	0	2,000
Telephone, Internet, Cable	2,500	833	565	268
Total Parks & Recreation	176,320	58,649	41,511	17,137
Special Events				
Special Events	8,000	2,666	3,319	(652)
Total Special Events	8,000	2,666	3,319	(652)

See Notes to Unaudited Financial Statements

**Eagle Pointe Community Development District**

## Statement of Revenues and Expenditures

As of 01/31/2024

(In Whole Numbers)

	Year Ending 09/30/2024	Through 01/31/2024	Year To Date 01/31/2024	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Contingency				
Miscellaneous Contingency	2,000	667	7,238	(6,572)
Reserve Study	3,500	1,167	0	1,167
Total Contingency	5,500	1,834	7,238	(5,405)
Total Expenditures	625,069	246,019	258,590	(12,572)
Total Excess of Revenues Over(Under) Expenditures	0	379,050	371,265	7,785
Fund Balance, Beginning of Period	0	0	102,932	(102,932)
Total Fund Balance, End of Period	0	379,050	474,197	(95,147)

**Eagle Pointe Community Development District**

## Statement of Revenues and Expenditures

As of 01/31/2024

(In Whole Numbers)

	Year Ending 09/30/2024	Through 01/31/2024	Year To Date 01/31/2024	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	5,973	(5,973)
Special Assessments				
Tax Roll	456,026	456,026	458,224	(2,198)
Total Revenues	<u>456,026</u>	<u>456,026</u>	<u>464,197</u>	<u>(8,171)</u>
<b>Expenditures</b>				
Debt Service				
Interest	301,026	301,026	151,494	149,533
Principal	155,000	155,000	0	155,000
Total Debt Service	<u>456,026</u>	<u>456,026</u>	<u>151,494</u>	<u>304,533</u>
Total Expenditures	<u>456,026</u>	<u>456,026</u>	<u>151,494</u>	<u>304,533</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>312,703</u>	<u>(312,703)</u>
Total Other Financing Sources(Uses)				
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(8,585)	8,585
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>(8,585)</u>	<u>8,585</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>397,743</u>	<u>(397,743)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>701,861</u>	<u>(701,861)</u>

**Eagle Pointe Community Development District**

## Statement of Revenues and Expenditures

As of 01/31/2024

(In Whole Numbers)

	Year Ending 09/30/2024	Through 01/31/2024	Year To Date 01/31/2024	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	97	(97)
Total Revenues	0	0	97	(97)
<b>Expenditures</b>				
Other Physical Environment				
Improvements Other Than Buildings	0	0	14,276	(14,277)
Total Other Physical Environment	0	0	14,276	(14,277)
Total Expenditures	0	0	14,276	(14,277)
Total Excess of Revenues Over(Under) Expenditures	0	0	(14,179)	14,179
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	8,585	(8,585)
Total Other Financing Sources(Uses)	0	0	8,585	(8,585)
Fund Balance, Beginning of Period	0	0	5,701	(5,701)
Total Fund Balance, End of Period	0	0	107	(107)

**Eagle Pointe CDD  
Investment Summary  
January 31, 2024**

<u><b>Account</b></u>	<u><b>Investment</b></u>	<u><b>Balance as of January 31, 2024</b></u>
Regions Series 2020 Revenue	Goldman Sachs Financial Square Government Fund	\$ 344,169
Regions Series 2020 Interest	Goldman Sachs Financial Square Government Fund	322
Regions Series 2020 Sinking Fund	Goldman Sachs Financial Square Government Fund	235
Regions Series 2020 Reserve	Goldman Sachs Financial Square Government Fund	231,922
<b>Total Debt Service Fund Investments</b>		<u><u><b>\$ 576,648</b></u></u>
Regions Series 2020 Acquisition & Construction	Goldman Sachs Financial Square Government Fund	\$ 73
Regions Series 2020 Construction Escrow	Goldman Sachs Financial Square Government Fund	34
<b>Total Capital Projects Fund Investments</b>		<u><u><b>\$ 107</b></u></u>



**Eagle Pointe Community Development District**  
**Summary A/R Ledger**  
**From 01/01/2024 to 01/31/2024**

	<b>Fund_ID</b>	<b>Fund Name</b>	<b>Customer</b>	<b>Invoice Number</b>	<b>AR Account</b>	<b>Date</b>	<b>Balance Due</b>
<b>206, 2221</b>							
	206-001	206 General Fund	Del Webb Bayview HOA	AR00001601	11510	01/01/2024	246.67
	206-001	206 General Fund	Manatee County Tax Collector	AR00001272	12110	10/01/2023	93,604.47
<b>Sum for 206, 2221</b>							<b>93,851.14</b>
<b>206, 2222</b>							
	206-200	206 Debt Service Fund S2020	Manatee County Tax Collector	AR00001272	12110	10/01/2023	75,119.01
<b>Sum for 206, 2222</b>							<b>75,119.01</b>
<b>Sum for 206</b>							<b>168,970.15</b>
<b>Sum Total</b>							<b>168,970.15</b>

See Notes to Unaudited Financial Statements

**Eagle Pointe Community Development District**  
**Summary A/P Ledger**  
**From 01/01/2024 to 01/31/2024**

	<b>Fund Name</b>	<b>GL posting date</b>	<b>Vendor name</b>	<b>Document number</b>	<b>Description</b>	<b>Balance Due</b>
<b>206, 2221</b>						
	206 General Fund	01/31/2024	Eco-Logic Services, LLC	3581	Lake & Mitigation Services 01/24	2,050.00
	206 General Fund	01/31/2024	Eco-Logic Services, LLC	3581	Lake & Mitigation Services 01/24	175.00
	206 General Fund	01/31/2024	Florida Power & Light Company	09468-99440 01/24 Autopay	11450 Moonsail Dr #AMNTY 01/24	2,329.68
	206 General Fund	01/31/2024	Florida Power & Light Company	77602-89491 01/24 Autopay	11004 Moonsail Dr # Sign 01/24	34.63
	206 General Fund	01/22/2024	Florida Power & Light Company	94944-10112 01/24 Autopay	Street Lights # Isles at Bayvi 01/24	3,572.47
	206 General Fund	01/31/2024	Jan-Pro of Manasota	1289	Janitorial Supplies 01/24	90.11
	206 General Fund	01/31/2024	Juniper Landscaping of Florida, LLC	249300	Insect and Disease Control 01/24	400.00
	206 General Fund	01/29/2024	Manatee County Utilities Department	327091-179344 01/24 ACH	11005 Moonsail Dr. 01/24	196.31
	206 General Fund	01/29/2024	Manatee County Utilities Department	327091-171006 01/24 ACH	11005 Moonsail Dr. 01/24	140.18
	206 General Fund	01/29/2024	Manatee County Utilities Department	327091-179835 01/24 ACH	11450 Moonsail Dr. 01/24	580.21
	206 General Fund	01/31/2024	Peace River Electric Cooperative, Inc.	182570001 01/24 Autopay	11404 Carter Rd 01/24	32.86
	206 General Fund	01/31/2024	Rizzetta & Company, Inc.	INV0000087193	Out of Pocket Expenses 01/24	80.82
	206 General Fund	01/31/2024	Tier 1 Pest Solutions LLC	53041	Pest Control Services 01/24	199.00
<b>Sum for 206, 2221</b>						<b>9,881.27</b>
<b>Sum for 206</b>						<b>9,881.27</b>
<b>Sum Total</b>						<b>9,881.27</b>

**EAGLE POINTE  
COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL ASSESSMENT BONDS SERIES 2020**

**Construction Account Activity Through January 31, 2024**

<b>Inflows:</b>	<b>Debt Proceeds</b>	<b>\$ 7,140,004.10</b>
	<b>Underwriter Discount</b>	<b>157,100.00</b>
	<b>Total Bond Proceeds:</b>	<b>7,297,104.10</b>
	<b>Interest Earnings</b>	<b>1,124.55</b>
	<b>Transfers from Reserve</b>	<b>10,594.66</b>
	<b>Total Inflows:</b>	<b>\$ 7,308,823.31</b>

<b>Requisition Date</b>	<b>Requisition Number</b>	<b>Contractor</b>	<b>Amount</b>	<b>Status as of 01/31/24</b>
07/29/20	COI	Underwriter Discount	\$ (157,100.00)	Cleared
07/29/20	COI	Rizzetta & Company, Inc.	(35,000.00)	Cleared
07/29/20	COI	Greenburg Traurig, P.A.	(45,000.00)	Cleared
07/29/20	COI	Squire Patton Boggs LLP	(5,000.00)	Cleared
07/29/20	COI	Gray Robinson, P.A.	(40,000.00)	Cleared
07/29/20	COI	Hopping Green & Sams	(38,500.00)	Cleared
07/29/20	COI	Regions Bank	(5,250.00)	Cleared
08/11/20	COI	Imagemaster	(1,250.00)	Cleared
		<b>Total COI Expenses:</b>	<b>(327,100.00)</b>	
08/13/20	CR 1	RIPA & Associates, LLC	(149,076.84)	Cleared
09/02/20	CR 2	Armorock, LLC	(22,675.00)	Cleared
09/02/20	CR 3	Atlantic TNG, LLC	(46,014.20)	Cleared
09/02/20	CR 4	GeoPoint Surveying, Inc.	(3,600.00)	Cleared
09/02/20	CR 5	RIPA & Associates, LLC	(186,631.53)	Cleared
09/29/20	CR 6	Atlantic TNG, LLC	(16,170.90)	Cleared
09/30/20	CR 7	RIPA & Associates, LLC	(474,604.18)	Cleared
11/11/20	CR 8	Armorock, LLC	(82,014.00)	Cleared
11/11/20	CR 9	Atlantic TNG, LLC	(30,939.60)	Cleared
11/11/20	CR 10	County Materials Corporation	(102,858.04)	Cleared
11/11/20	CR 11	RIPA & Associates, LLC	(567,247.57)	Cleared
11/12/20	CR 12	Creative Sign Designs	(4,922.50)	Cleared
11/25/20	CR 13	Masterpiece Design Group	(29,077.25)	Cleared
12/11/20	CR 14	Atlantic TNG, LLC	(9,672.90)	Cleared
12/11/20	CR 15	Kimes Engineering	(5,100.00)	Cleared
12/11/20	CR 16	RIPA & Associates, LLC	(291,528.84)	Cleared
12/17/20	CR 17	KL Eagle Pointe LLC	(118,191.76)	Cleared
12/15/20	CR 18	Atlantic TNG, LLC	(18,866.05)	Cleared
12/15/20	CR 19	Ferguson Waterworks	(45,219.18)	Cleared
12/15/20	CR 20	Mortensen Engineering, Inc	(15,000.00)	Cleared
12/22/20	CR 21	Atlantic TNG, LLC	(2,758.80)	Cleared
12/22/20	CR 22	Eco-Logic Services	(42,325.00)	Cleared
12/22/20	CR 23	Ferguson Waterworks	(20,750.54)	Cleared

**EAGLE POINTE  
COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL ASSESSMENT BONDS SERIES 2020**

**Construction Account Activity Through January 31, 2024**

01/12/21	CR 24	Mortensen Engineering, Inc	(3,760.00)	Cleared
01/12/21	CR 25	Ferguson Waterworks	(32,741.04)	Cleared
01/12/21	CR 26	Armorock, LLC	(5,605.00)	Cleared
01/12/21	CR 27	County Materials Corporation	(21,965.78)	Cleared
01/12/21	CR 28	Eco-Logic Services	(47,625.00)	Cleared
01/12/21	CR 29	Ferguson Waterworks	(213,874.65)	Cleared
01/12/21	CR 30	RIPA & Associates, LLC	(313,074.55)	Cleared
02/28/21	CR 31	Cemex, Inc.	(1,308.00)	Cleared
02/28/21	CR 32	CJC Shell, LLC	(146.10)	Cleared
02/28/21	CR 33	Ferguson Waterworks	(74,933.05)	Cleared
02/28/21	CR 34	Marolf Environmental, Inc.	(44,055.56)	Cleared
02/28/21	CR 35	Mortensen Engineering Inc	(6,000.00)	Cleared
02/28/21	CR 36	RIPA & Associates, LLC	(433,973.08)	Cleared
02/28/21	CR 37	Cemex, Inc.	(25,070.00)	Cleared
02/28/21	CR 38	CJC Shell, LLC	(38,086.32)	Cleared
02/28/21	CR 39	Clearview Land Design	(529.80)	Cleared
03/31/21	CR 41	Ferguson Waterworks	(39,201.36)	Cleared
03/31/21	CR 42	Mortensen Engineering Inc	(9,000.00)	Cleared
04/30/21	CR 40	Maschmeyer	(8,225.00)	Cleared
04/30/21	CR 43	RIPA & Associates, LLC	(448,098.26)	Cleared
04/30/21	CR 44	Creative Sign Designs	(1,731.50)	Cleared
04/30/21	CR 45	Ferguson Waterworks	(17,883.80)	Cleared
04/30/21	CR 46	Maschmeyer	(28,333.00)	Cleared
04/30/21	CR 47	Mortensen Engineering Inc	(5,000.00)	Cleared
05/31/21	CR 48	Clearview Land Design	(182.08)	Cleared
05/31/21	CR 49	Maschmeyer	(34,551.50)	Cleared
05/31/21	CR 50	Masterpiece Design Group	(29,077.25)	Cleared
05/31/21	CR 51	Signature Privacy Wall	(217,639.50)	Cleared
05/31/21	CR 52	Armorock, LLC	(2,368.00)	Cleared
05/31/21	CR 53	Clearview Land Design	(1,317.50)	Cleared
05/31/21	CR 54	Maschmeyer	(464.00)	Cleared
05/31/21	CR 55	Mortensen Engineering Inc	(5,000.00)	Cleared
05/31/21	CR 56	Clearview Land Design	(637.28)	Cleared
05/31/21	CR 57	Ferguson	(90,453.14)	Cleared
05/31/21	CR 58	Level Up Consulting	(26,623.28)	Cleared
05/31/21	CR 59	Maschmeyer	(28,200.00)	Cleared
05/31/21	CR 60	Bonnett Design Group	(1,371.61)	Cleared
05/31/21	CR 61	Clearview Land Design	(745.70)	Cleared
05/31/21	CR 62	Eco-Logic Services	(1,150.00)	Cleared
05/31/21	CR 63	Mortensen Engineering Inc	(8,295.00)	Cleared
06/30/21	CR 64	RIPA & Associates, LLC	(565,602.96)	Cleared
06/30/21	CR 65	RIPA & Associates, LLC	(163,500.26)	Cleared
06/30/21	CR 66	Maschmeyer	(2,954.00)	Cleared
06/30/21	CR 67	RIPA & Associates, LLC	(199,629.91)	Cleared
06/30/21	CR 68	RIPA & Associates, LLC	(312,233.95)	Cleared
07/31/21	CR 69	Clearview Land Design	(1,806.87)	Cleared

**EAGLE POINTE  
COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL ASSESSMENT BONDS SERIES 2020**

**Construction Account Activity Through January 31, 2024**

07/31/21	CR 70	Eco-Logic Services	(10,185.00)	Cleared
07/31/21	CR 71	Level Up Consulting	(3,712.00)	Cleared
07/31/21	CR 72	Maschmeyer	(5,485.00)	Cleared
07/31/21	CR 73	Mortensen Engineering Inc	(7,447.50)	Cleared
08/31/21	CR 74	Fedco Communications & Utilities	(3,675.00)	Cleared
08/31/21	CR 75	RIPA & Associates, LLC	(135,424.88)	Cleared
08/31/21	CR 76	RIPA & Associates, LLC	(97,918.84)	Cleared
08/31/21	CR 77	Level Up Consulting	(7,160.00)	Cleared
08/31/21	CR 78	SiteOne Landscape Supply, LLC	(7,315.48)	Cleared
08/31/21	CR 79	Everde	(8,377.00)	Cleared
10/31/21	CR 80	Clearview Land Design	(1,064.00)	Cleared
10/31/21	CR 81	Everde	(6,291.00)	Cleared
10/31/21	CR 82	Level Up Consulting	(1,640.00)	Cleared
10/31/21	CR 83	Mortensen Engineering Inc	(4,245.00)	Cleared
10/31/21	CR 84	RIPA & Associates, LLC	(7,315.00)	Cleared
10/31/21	CR 85	SiteOne Landscape Supply, LLC	(3,991.29)	Cleared
10/31/21	CR 86	Creative Sign Design	(3,341.00)	Cleared
10/31/21	CR 87	SiteOne Landscape Supply, LLC	(27,693.09)	Cleared
10/31/21	CR 91	Pulte Home Company	(250,000.00)	Cleared
11/30/21	CR 88	Brightview Landscape Development	(5,940.00)	Cleared
11/30/21	CR 89	Clearview Land Design	(3,500.00)	Cleared
11/30/21	CR 90	Fedco Communications & Utilities	(67,968.32)	Cleared
11/30/21	CR 92	Level Up Consulting	(12,500.00)	Cleared
11/30/21	CR 93	Brightview Landscape Development	(42,840.00)	Cleared
11/30/21	CR 94	Brightview Landscape Development	(14,400.00)	Cleared
11/30/21	CR 95	Eco-Logic Services	(16,050.00)	Cleared
11/30/21	CR 96 RET	RIPA & Associates, LLC	(218,729.59)	Cleared
11/30/21	CR 97	Clearview Land Design	(1,119.66)	Cleared
11/30/21	CR 98	Signature Privacy Wall	(8,580.00)	Cleared
12/31/21	CR 99	Brightview Landscape Development	(21,750.30)	Cleared
12/31/21	CR 100	RIPA & Associates, LLC	(24,806.40)	Cleared
12/31/21	CR 101	RIPA & Associates, LLC	(10,000.00)	Cleared
01/31/22	CR 102	Clearview Land Design	(465.00)	Cleared
01/31/22	CR 103	Eco-Logic Services	(3,695.00)	Cleared
01/31/22	CR 104	Fedco Communications & Utilities	(36,839.50)	Cleared
01/31/22	CR 105	Level Up Consulting	(29,316.30)	Cleared
01/31/22	CR 106	SiteOne Landscape Supply, LLC	(2,450.14)	Cleared
01/24/22	CR 107	Level Up Consulting	(22,532.04)	Cleared
01/24/22	CR 108	Mortensen Engineering Inc	(2,000.00)	Cleared
03/04/22	CR 109	Clearview Land Design	(1,080.00)	Cleared
03/04/22	CR 110	Level Up Consulting	(23,227.10)	Cleared
03/04/22	CR 111	Mortensen Engineering Inc	(6,000.00)	Cleared
11/06/23	CR112	KL Eagle Pointe LLC	(14,276.30)	Cleared

**Total Requisitions: (6,981,616.05)**

**EAGLE POINTE  
COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL ASSESSMENT BONDS SERIES 2020**

**Construction Account Activity Through January 31, 2024**

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Total COI and Requisitions:       (7,308,716.05)

Total Outflows:       (7,308,716.05)

Series 2020 Construction Fund Balance at January 31, 2024       \$       107.26

**Eagle Pointe Community Development District  
Notes to Unaudited Financial Statements  
January 31, 2024**

**Balance Sheet**

1. Trust statement activity has been recorded through 01/31/2024.
2. See EMMA (Electronic Municipal Market Access) at <http://www.emma.msrb.org> for Municipal Disclosures and Market Data.

**Summary A/R Ledger – Payment Terms**

1. Payment terms for landowner assessments are (a) defined in the FY23-24 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.